

Before the Board of Zoning Adjustment, D. C.

Application No. 11622, of Bradford Pellet, pursuant to Section 8207.1 of the Zoning Regulations for a variance from the open court requirements of Section 3306.1 of the Zoning Regulations to construct an addition to an existing dwelling in the R-4 District at 1115 Park Street, N. E., Lot 26, Square 987.

HEARING DATE: April 17, 1974

EXECUTIVE SESSION: April 23, 1974

FINDINGS OF FACT:

1. The applicant requests a variance of 2 feet.
2. The R-4 District requires an open court to be 6 feet.
3. The existing structure presently has an open court of 4 feet.
4. The proposed addition is an extension to the rear of existing dwelling which would also provide a 4 foot open court.
5. The proposed addition will improve the existing dwelling and conform to the architectural character of the neighborhood.
6. Support was registered by the neighborhood.
7. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board concludes that the applicant has demonstrated a practical difficulty as required by the variance clause of the regulations and that the granting of this application will not substantially impair the intent of the Zoning Regulations or have an adverse effect on the neighborhood.

ORDERED:

That the above application be GRANTED

Application No. 11622

Page 2

VOTE: 5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: James E. Miller  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: JUN 03 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.